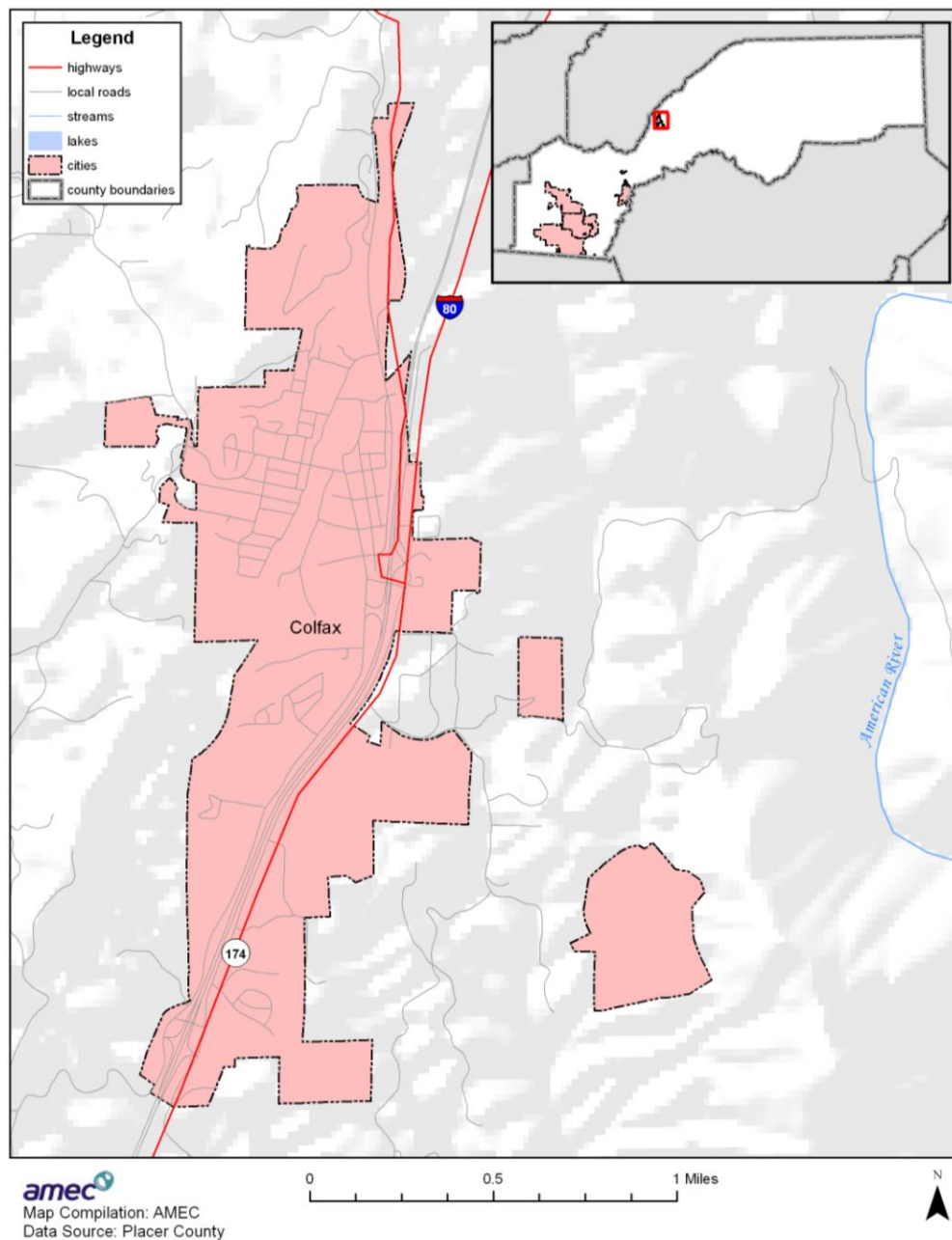


ANNEX B: CITY OF COLFAX

B.1 Community Profile

Figure B.1 displays a map and the location of the City of Colfax within Placer County.

Figure B.1. The City of Colfax



B.1.1 Geography and Climate

The City of Colfax is the northern-most incorporated city in Placer County, located in the Sierra Nevada Foothills at a general elevation of 2,400 feet above msl. The City covers an area of 1.3 square miles and straddles I-80 approximately 16 miles north of Auburn and east of Grass Valley.

Colfax average temperatures range from the low 80°F to low 90°F during the summer to the mid 30°F to low 40°F during the winter. Colfax receives an average of 45.59 inches of rain and 18.9 inches of snow annually.

B.1.2 History

Colfax was originally inhabited by the Maidu Indians. In 1849 during the frenetic days of the Gold Rush, southeast of present-day Colfax, Illinois town (previously known as Alder Grove) rose as a major supply hub for the Sierra Foothill mining camps. In 1865, destiny doomed the thriving community when transcontinental railroad engineers bypassed it. Railroad construction Camp 20 became the town site of choice. Camp 20 was later renamed Colfax in honor of Schuyler Colfax, who visited the town in 1865 when he was Speaker of the House, assuring the construction crew that the government was committed to completing the transcontinental railroad. The town went on to become a major switching and maintenance station for the Central Pacific and Southern Pacific, and in 1876 a terminus for the Nevada County Narrow Gauge Railroad, serving the fruit orchards of the area and Nevada County gold mines. Colfax was incorporated as a city in 1910.

B.1.3 Economy

The quality of life in the City of Colfax positions it for future economic advancement. These conditions include its location, climatic conditions, commuting potential to other communities, and home town atmosphere. A healthy economy is necessary to ensure an adequate level of public services as well as adequate employment opportunities for those living in the City. Sales tax and property tax are the major sources of revenue for the City of Colfax. As such the City continues to promote commercial and retail businesses that can prosper in the community. The expansion of its tourist related industry is also paramount. The tourism industry provides great potential for economic development in the area.

Today Colfax businesses include the largest publisher of medical forms in Northern California, and Colfax continues to grow as a location for light industry. The unemployment rate in Colfax, CA, is 4.40 percent, with job growth of 2.22 percent. Future job growth over the next ten years is predicted to be 23.26 percent.

B.1.4 Population

The City of Colfax is fourth in population growth of the six surrounding cities. Between 1990 and 2000, Colfax had an estimated 22.2 percent growth rate. This increase in growth can be attributed to the increasing demand for housing in the area and the willingness of commuters to move further from their place of employment. At the time of the 2000 Census, Colfax was the smallest city in the area. Over the past 23 years, the population in the City of Colfax increased by 74.5 percent. Currently, the City's population is estimated at 1,855. Population projections indicate that Colfax will experience moderate growth through 2013 and reach a projected population of 2,016. (Source: 2008-13 Colfax General Plan Housing Element)

B.2 Hazard Identification and Summary

Colfax's planning team identified the hazards that affect the City and summarized their frequency of occurrence, spatial extent, potential magnitude, and significance specific to Colfax (see Table B.1). In the context of the plan's planning area, there are no hazards that are unique to Colfax.

Table B.1. City of Colfax—Hazard Summaries

Hazard	Frequency of Occurrence	Spatial Extent	Potential Magnitude	Significance
Agricultural	Unlikely	Limited	Negligible	Low
Avalanche	Unlikely	Limited	Negligible	Low
Dam Failure	Unlikely	Limited	Negligible	Low
Drought	Occasional	Significant	Critical	Medium
Earthquake	Occasional	Significant	Critical	Medium
Flood (100-year)	Unlikely	Limited	Negligible	Low
Flood (stormwater)	Likely	Limited	Limited	Medium
Human Health Hazards				
Endemic/Pandemic	Occasional	Extensive	Catastrophic	Low
West Nile Virus	Likely	Significant	Critical	Low
Landslide	Likely	Limited	Limited	Low
Seiches	Unlikely	Limited	Limited	Low
Severe Weather:				
Extreme Cold/Freeze	Likely	Significant	Limited	Low
Extreme Heat	Likely	Significant	Limited	Low
Fog	Likely	Limited	Limited	Low
Snow	Likely	Critical	Critical	Low
Tornado	Unlikely	Limited	Limited	Low
Heavy Rain/ Thunderstorm/Hail/ Lightning/Wind	Likely	Significant	Critical	Medium/High
Soil Hazards:				
Erosion	Occasional	Limited	Limited	Low
Expansive Soils	Occasional	Limited	Limited	Low
Volcano	Unlikely	Limited	Limited	Low
Wildfire	Likely	Extensive	Catastrophic	High

Guidelines for Hazard Rankings

Frequency of Occurrence:

Highly Likely—Near 100 percent probability in next year
Likely—Between 10 and 100 percent probability in next year or at least one chance in ten years
Occasional—Between 1 and 10 percent probability in next year or at least one chance in next 100 years
Unlikely—Less than 1 percent probability in next 100 years

Spatial Extent:

Limited—Less than 10 percent of planning area
Significant—10-50 percent of planning area
Extensive—50-100 percent of planning area

Potential Magnitude:

Catastrophic—More than 50 percent of area affected
Critical—25 to 50 percent
Limited—10 to 25 percent
Negligible—Less than 10 percent

Significance (subjective):

Low, Medium, High

B.3 Vulnerability Assessment

The intent of this section is to assess Colfax's vulnerability separate from that of the planning area as a whole, which has already been assessed in Section 4.3 Vulnerability Assessment in the main plan. This vulnerability assessment analyzes the population, property, and other assets at risk to hazards ranked of medium or high significance that may vary from other parts of the planning area. In addition, although ranked as low significance by the community, the 100-year flood hazard is also included in the below analysis. For more information about how hazards affect the County as a whole, see Chapter 4 Risk Assessment in the main plan.

B.3.1 Assets at Risk

This section identifies Colfax's assets at risk, including values at risk, critical facilities and infrastructure, historic assets, economic assets, and growth and development trends.

Values at Risk

The following data from the Placer County Assessor's Office is based on the certified roll values for 2007. This data should only be used as a guideline to overall values in the City as the information has some limitations. The most significant limitation is created by Proposition 13. Instead of adjusting property values annually, the values are not adjusted or assessed at fair market value until a property transfer occurs. As a result, overall value information is likely low and does not reflect current market value of properties. It is also important to note that in the event of a disaster, it is generally the value of the infrastructure or improvements to the land that is of concern or at risk. Generally, the land itself is not a loss. Table B.2 shows the 2007 roll values (e.g., the values at risk) broken down by property type for the City of Colfax.

Table B.2. 2007 Roll Values for the City of Colfax by Property Type

<i>City of Colfax</i>		
Property Type	Units	Net Value
Residential	699	\$123,057,307
Commercial	121	\$32,860,166
Industrial	27	\$19,955,796
Agricultural	4	\$4,161
Total Value	851	\$175,877,430

Source: 2007 Certified Roll Values, Placer County Assessor's Office

Assets directly owned and controlled by the City of Colfax include a range of properties and equipment from each department. These include city-owned property, critical facilities and infrastructure, cultural and natural resources and others. An inventory of key city assets is provided in Table B.3. Total value of these assets is valued in excess of \$20 million.

Table B.3. Asset Inventory- City of Colfax

Name of Asset	Type	Replacement Value	Displacement Cost	Occupancy/ Capacity #	Hazard Specific Info
Office Building	Doctor	Unknown			
Office Building	Sheriff	\$1 million			
Building	Fire Station #36	\$1 million	Unknown	N/A	
Building	Fire Station #37	\$500,000	Unknown	N/A	
Camptonville Academy	Private School	Unknown			
Sierra Vista Center	Private School	Unknown			
5 Buildings	Day Care Centers	Unknown			
Canyon View Senior Apartments	Independent Senior Housing	Unknown			
City Hall Building	Community Center	\$1 million			
City Public Works Facility	Maintenance Facility	\$500,000			
City Public Pool	Recreation Facility	\$500,000			
Colfax Library	Public Library	\$1 million			
Colfax Water Treatment Facility and Water Lines	Water Treatment	\$2 million			
3.26 acres parks	Park Facilities	\$1 million			
Amerigas	Propane Storage	Unknown			
Suburban	Propane Storage	Unknown			
Waste Water Treatment Plant	Waste Water Facility	\$15 million	Unknown		
Waste Water Storage Pond	Dams/levee	\$4 million	Unknown		
Kindermorgan	Pipeline	Unknown			
Union Pacific Railroad	Railroad	Unknown			
Verizon Communication	Communication	Unknown			

Source: City of Colfax

Critical Facilities and Infrastructure

For purposes of this plan, a critical facility is defined as: “Those services and facilities necessary during a major emergency.” This definition was refined by separating out three categories of critical facilities as further described in Section 4.3.1 of the base plan.

An inventory of critical facilities in the City of Colfax from Placer County GIS is provided in Table B.4 and illustrated in Figure B.2. An inventory of critical facilities in the City of Colfax from Placer County GIS is provided in Tables B.4 and B.5 and illustrated in Figure B.2. Due to

the volume of data, communication infrastructure points and hydrants are not mapped and are only included in the Summary Table.

Table B.4. City of Colfax Critical Facilities: Summary Table

Facility Type	Count
CHP Stations	1
Communication Infrastructure	5
Halls	1
Hydrants	173
Police Stations	1
Public Utilities	4
Train Stations	1
Totals	186

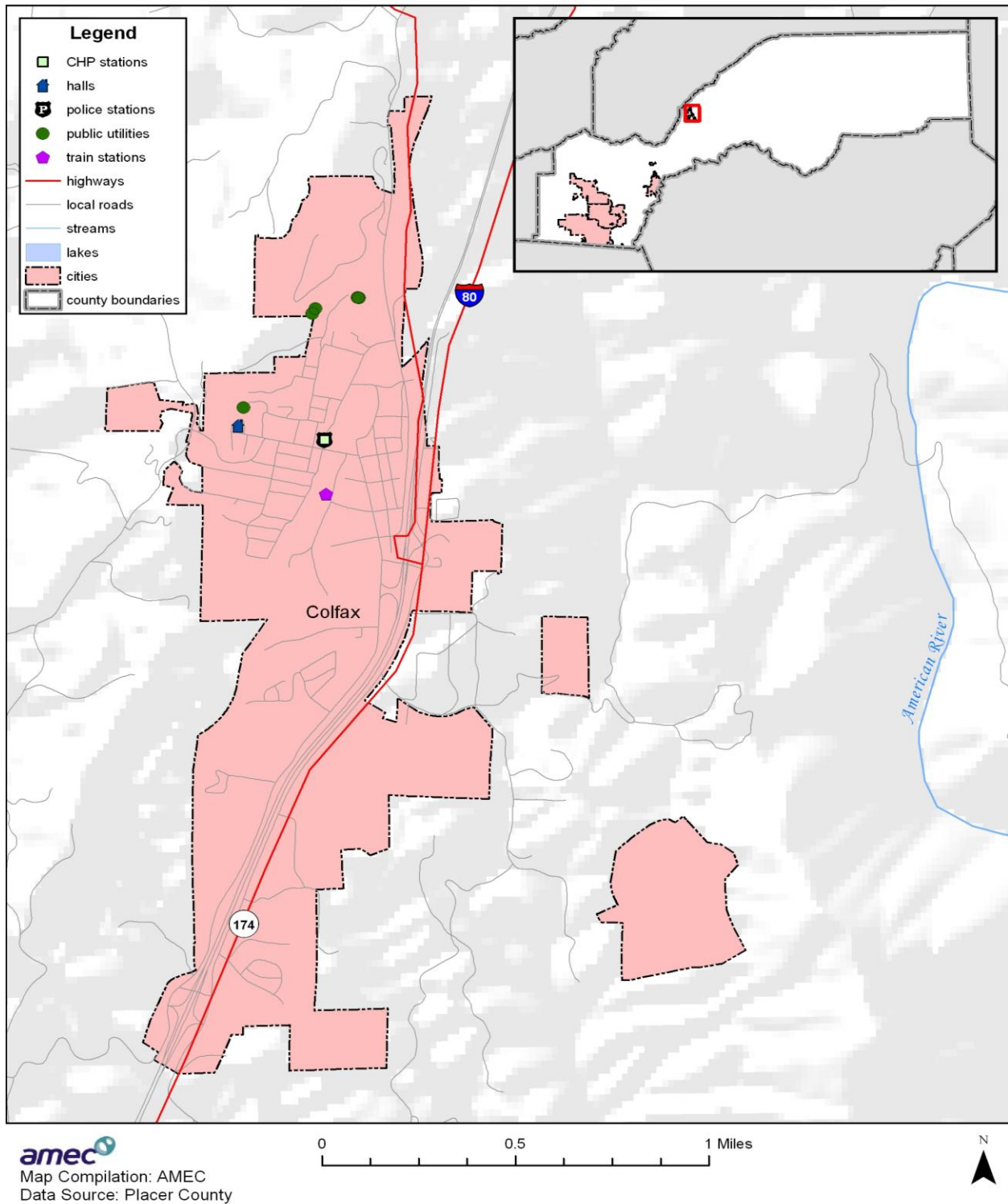
Source: Placer County GIS

Table B.5. City of Colfax Critical Facilities: Detailed Table

Type	Class	Name	Address
CHP Stations	Class 2	Colfax Substation	33 N. Main St
Halls	Class 3	Colfax Memorial	22 Sunset Cir.
Police Stations	Class 2	Colfax Substation	33 S. Main St
Public Utilities/PCWA	Class 3	Colfax 1 million gallon tank	no data
Public Utilities/PCWA	Class 3	Colfax 300,000 gallon tank	no data
Public Utilities/PCWA	Class 3	Colfax Water Treatment Plant	449 Pleasant St
Public Utilities/PCWA	Class 3	Colfax Ball Park 600,000 gallon tank	no data
Train Stations	Class 2	Colfax	99 Railroad St. at Church St.

Source: Placer County GIS

Figure B.2. City of Colfax Critical Facilities



Natural Resources

The City of Colfax has a variety of habitat types that include urban, annual grasslands, seasonal wetlands, riparian zones, and oak savannah woodlands. These environments support plant and wildlife that include protected and special status species listed in the Table B.6.

Table B.6 Threatened Species in the City of Colfax Planning Area

Common name	Scientific Name	Federal Status*	State Status
Birds			
Fringed myotis	<i>Myotis thysanodes</i>	SC	–
Long-eared myotis	<i>Myotis evotis</i>	SC	–
Long-legged myotis	<i>Myotis volans</i>	SC	–
Small-footed myotis	<i>Myotis ciliolabrum</i>	SC	–
Spotted bat	<i>Euderma macalatum</i>	SC	SSC
Yuma myotis bat	<i>Myotis yumanensis</i>	SC	SSC
Black swift	<i>Cypseloides niger</i>	SC, MNBMC	SSC
Vaux's swift	<i>Chaetura vauxi</i>	–	SSC
Prairie falcon	<i>Falco mexicanus</i>	MNBNC	SSC
Lawrence's goldfinch	<i>Carduelis lawrencei</i>	SC, MNBMC	–
Bank swallow	<i>Riparia riparia</i>	–	T
Tricolored blackbird	<i>Agelaius tricolor</i>	SC, MNBMC	SSC
Loggerhead shrike	<i>Lanius ludovicianus</i>	SC, MNBMC	SSC
Bald eagle	<i>Haliaeetus leucocephalus</i>	T	E
Northern goshawk	<i>Accipiter gentilis</i>	SC	SSC
Insects			
Valley elderberry longhorn beetle	<i>Desmocerus californicus dimorphus</i>	T	–
Shirrtail Creek stonefly	<i>Megaleuctra sierra</i>	SC	–
Sagehen Creek goracean caddisfly	<i>Goracea oregano</i>	SC	–
Spiny rhyacophilan caddisfly	<i>Rhyacophila spinata</i>	SC	–
Amphibians			
Foothill yellow-legged frog	<i>Rana boylei</i>	SC	SSC
California red-legged frog	<i>Rana aurora dratoni</i>	T	SSC
Northwestern pond turtle	<i>Clemmys marmorata marmorata</i>	SC	SSC
California horned lizard	<i>Phrynosoma coronatum frontale</i>	SC	SSC

***Status explanations**

Federal

- E = listed as endangered under the federal Endangered Species Act
- T = listed as threatened under the federal Endangered Species Act
- MNBMC = Fish and Wildlife Service: Migratory Nongame Birds of Management Concern
- SC = species of concern, formerly Category 2 candidate for federal listing
- = no listing status

State

- E = listed as endangered under the California Endangered Species Act

Common name	Scientific Name	Federal Status*	State Status
T	=	listed as threatened under the California Endangered Species Act	
SSC	=	species of special concern	
–	=	no listing status	

Source: City of Colfax Wastewater Treatment Plant improvements Project Environmental Impact Report

Historic Resources

The City of Colfax has three registered federal historic sites:

- Colfax Freight Depot – 7 Main St.
- Colfax Passenger Depot – Main St. and Railroad Ave.
- Stevens Trail – Roughly bounded by Iowa Hill, Canyon of North Fork of American River until at Secret Ravine, to top of ridge of Colfax

In addition to the registered sites, there are several assets within Colfax that define the community and represent the City's history. Some of the historical sites of importance to Colfax are listed below.

- Neff House at 55 West Grass Valley St.
- The Colfax Hotel at Grass Valley St. and Railroad St.
- Chamber of Commerce Rail Car
- Perkins-Lobner Victorian on Railroad St.
- Colfax Fruit Sheds
- Lincoln Highway and Highway 40 routes went through the City
- Schuyler Colfax statue at Grass Valley St. and Railroad St.
- Northwestern Pacific Caboose, Number 28 at Main St. and Grass Valley St.
- Fire Bell Tower at the north end of the Colfax Freight Depot
- Hydraulic Monitor at the foot of the flagpole on North Main St.
- Judge Jacob Kuenzly home at Depot St. and Pleasant St.
- Masonic Building and IOOF Building on North Main St.
- Colfax Record Newspaper building at 25 W. Church St.
- Colfax City Hall at 33 South Main St.
- Colfax Theater at 49 South Main St.
- Building currently housing the Colfax Branch Library at South Main St. and Church St.
- All of the other buildings along the west side of North and South Main St.
- Colfax Cemetery on North Canyon Way
- Cape Horn railroad roadbed

Economic Assets

Colfax is the home several major employers: GKM Corporation, Sierra Chevrolet, Placer Union High School District, Hills Flat Lumber, Sierra Energy, and Sierra Market. Loss of these businesses would have a significant economic impact to the community.

Growth and Development Trends

From 2004 to 2008, the City of Colfax's population grew by 42 percent. In the 2000 Census, a total of 614 households were estimated for the City of Colfax. By, 2008, the City had grown to 789 households. This number is projected to increase by another 47 households by 2013.

Table B.7 illustrates how the City has grown in terms of population and number of housing units between 2000 and 2006/7.

Table B.7 City of Colfax's Change in Population and Housing Units, 2000-2008

2000 Population	2008 Population	Percent Change 2000-2008	2000 # of Housing Units	2008 # of Housing Units	Percent Change 2000-2008
1,596	1,855	+42 percent	636	816	+28 percent

Source: City of Colfax

The State of California, Department of Finance projects the city will grow from 1,855 in 2008 to 2,023 in 2020, a net gain of 143 people.

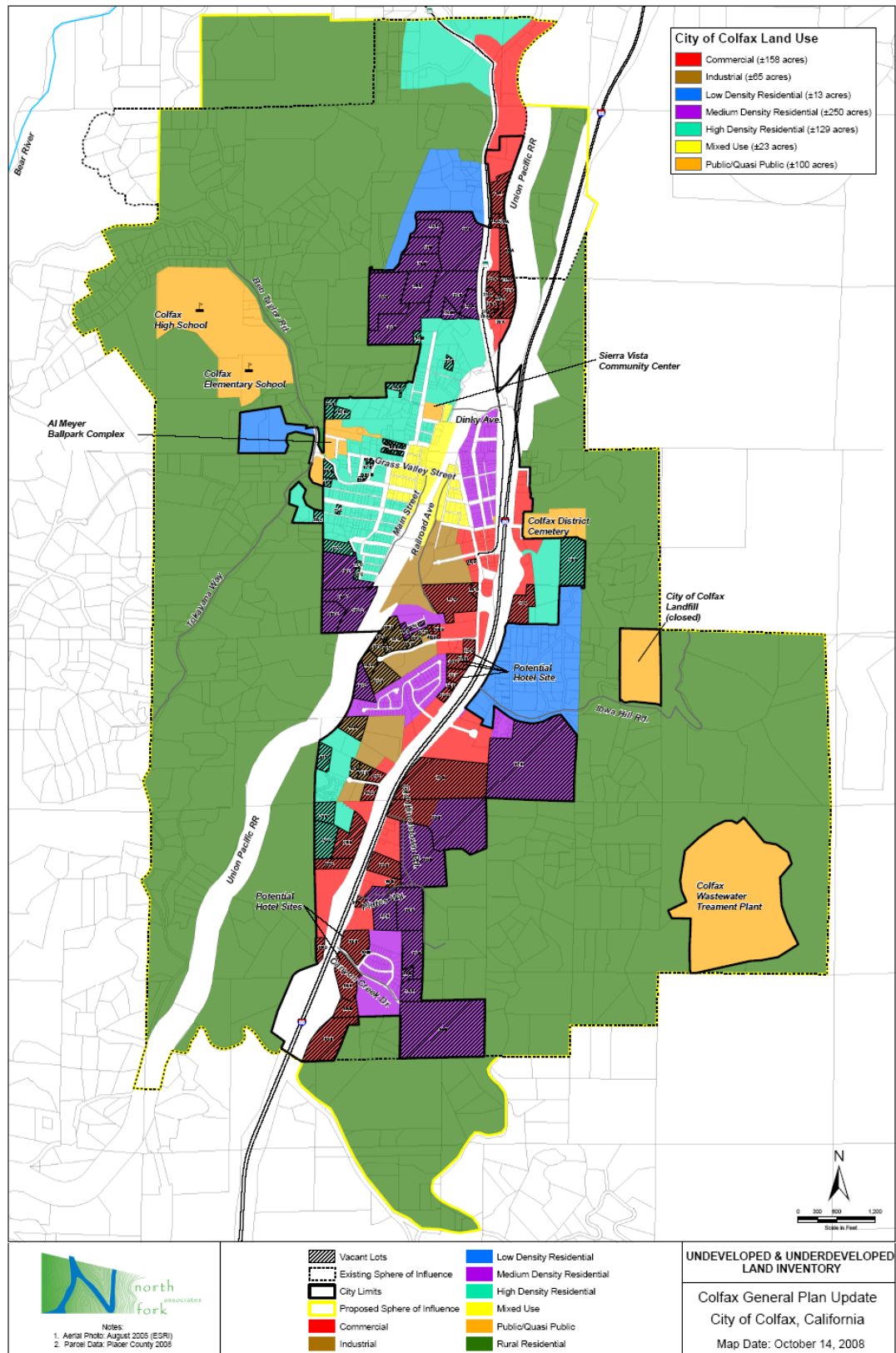
The 2008-2013 General Plan Housing Element provides an analysis of the residential development potential of vacant land in the City of Colfax. Table B.8 provides the number of acres and units available by density type. Figure B.3 illustrates the vacant land inventory.

Table B.8 City of Colfax's Vacant Land Inventory

Key No.	APN	GP Land Use	Zoning	Allowable Density	Acres	Realistic Capacity	Infrastruc- ture Availability	On-Site Constraints
1	100090038	LDR	R1-20	1-4 UPA	2.70	0.00	Yes	None
2	100090039	LDR	R1-20	1-4 UPA	3.00	0.00	Yes	None
3	100090042	LDR	R1-20	1-4 UPA	3.90	0.00	Yes	None
4	100100018	LDR	R1-20	1-4 UPA	5.00	5.00	Yes	None
5	100130056	LDR	R1-20	1-4 UPA	0.53	0.00	Yes	None
6	006030033	LDR	R1-10	1-4 UPA	1.00	0.00	Yes	None
7	006030035	LDR	R1-10	1-4 UPA	1.00	0.00	Yes	None
8	100090041	LDR	R1-10	1-4 UPA	14.00	14.00	Yes	None
9	100100016	LDR	R1-10	1-4 UPA	5.70	5.70	Yes	None
10	100100017	LDR	R1-10	1-4 UPA	9.70	9.70	Yes	None
11	100100022	LDR	R1-10	1-4 UPA	11.00	11.00	Yes	None

Key No.	APN	GP Land Use	Zoning	Allowable Density	Acres	Realistic Capacity	Infrastructure Availability	On-Site Constraints
12	100100024	LDR	R1-10	1-4 UPA	2.10	0.00	Yes	None
13	100100026	LDR	R1-10	1-4 UPA	2.50	0.00	Yes	None
14	100100027	LDR	R1-10	1-4 UPA	8.50	8.50	Yes	None
15	101170013	LDR	R1-10	1-4 UPA	34.70	34.70	Yes	None
		LDR			105.33	88.60		
16	006070010	MDR	R1-5	4-10 UPA	0.12	0.00	Yes	None
17	006080003	MDR	R1-5	4-10 UPA	0.32	0.00	Yes	None
18	006080016	MDR	R1-5	4-10 UPA	0.32	0.00	Yes	None
19	006091020	MDR	R1-5	4-10 UPA	0.13	0.00	Yes	None
20	006104015	MDR	R1-5	4-10 UPA	0.34	0.00	Yes	None
21	006112042	MDR	R1-5	4-10 UPA	0.12	0.00	Yes	None
22	006121006	MDR	R1-5	4-10 UPA	7.00	28.00	Yes	None
23	100110027	MDR	R1-5	4-10 UPA	0.93	0.00	Yes	None
24	101130030	MDR	R1-5	4-10 UPA	1.30	0.00	Yes	None
25	101130040	MDR	R1-5	4-10 UPA	4.30	0.00	Yes	None
26	101132006	MDR	R1-5	4-10 UPA	2.40	0.00	Yes	None
27	101132030	MDR	R1-5	4-10 UPA	13.90	55.60	Yes	None
28	101132038	MDR	R1-5	4-10 UPA	6.40	25.60	Yes	None
29	101132040	MDR	R1-5	4-10 UPA	6.00	24.00	Yes	None
30	101132041	MDR	R1-5	4-10 UPA	5.00	20.00	Yes	None
31	101080009	MDR	RM-1	4-10 UPA	3.10	0.00	Yes	None
32	101080029	MDR	RM-1	4-10 UPA	2.80	0.00	Yes	None
33	101132046	MDR	RM-1	4-10 UPA	9.70	38.80	Yes	None
		MDR			64.18	192.00		
34	006061123	HDR	RM-2	10-29 UPA	1.60	0.00	Yes	None
35	006062005	HDR	RM-2	10-29 UPA	0.12	0.00	Yes	None
36	006062008	HDR	RM-2	10-29 UPA	0.12	0.00	Yes	None
37	006062009	HDR	RM-2	10-29 UPA	0.12	0.00	Yes	None
38	006062010	HDR	RM-2	10-29 UPA	0.12	0.00	Yes	None
39	100160002	HDR	RM-2	10-29 UPA	0.37	0.00	Yes	None
40	100160008	HDR	RM-2	10-29 UPA	0.57	0.00	Yes	None
41	100160011	HDR	RM-2	10-29 UPA	0.37	0.00	Yes	None
42	100250030	HDR	RM-2	10-29 UPA	1.84	0.00	Yes	None
43	101080003	HDR	RM-2	10-29 UPA	6.50	65.00	Yes	None
44	101132029	HDR	RM-2	10-29 UPA	21.10	211.00	Yes	None
		HDR			32.83	276.00		
45	101150022		A	Agricultural	7.70	0		

Figure B.3 Vacant Land Inventory



Most of the vacant land can be developed with little environmental constraints other than the sewer capacity. However, due to the topography of the City, parcels that have gradients of more than 10 percent are subject to the City's hillside guidelines. Developments in these areas are encouraged to use innovative design concepts such as clustering, split pads, and underground or below grade rooms to provide energy efficient and environmentally desirable spaces. Cluster development is when structures are built grouped close together to preserve open spaces, larger than the individual yard, for common recreation for the purpose of protecting and preserving natural landforms, and/or environmentally sensitive areas. In these design areas the maximum number of residential dwelling units shall be as determined by environmental assessment, unless such development constraints can be shown to have been eliminated or mitigated to the satisfaction of the Planning Commission or of the City Council.

The City of Colfax is served by the Placer County Water Agency. The Placer County Water Agency has indicated that there is sufficient water available to meet the needs of the Colfax Regional Housing Needs Assessment through the term to 2013.

More general information on growth and development in Placer County as a whole can be found in "Growth and Development Trends" in Section 4.3.1 Placer County Vulnerability and Assets at Risk of the main plan.

B.3.2 Estimating Potential Losses

Table A.2 above shows Colfax's exposure to hazards in terms of number and value of total structures. Placer County's assessor's data was used to calculate the improved value of parcels. Generally, the most vulnerable structures are those in the floodplain or WUI areas, unreinforced masonry buildings, and buildings built prior to the introduction of modern day building codes. Impacts of past events and vulnerability to specific hazards are further discussed below (see Section 4.1 Hazard Identification for more detailed information about these hazards and their impacts on Placer County).

Drought

The impact of a drought on the City of Colfax is primarily one of water supply; however, the impact to natural resources in the area is also a concern. Domestic water for the City of Colfax is provided by the Placer County Water Agency. The source of water for the City of Colfax is the South Fork of the Yuba River and the Bear River. The water is conveyed from Lake Spaulding via the PG&E Drum Canal, into the Agency's Boardman Canal, and then in a pipe to the Colfax Water Treatment Plant. Near the City's ballpark, the Agency has an additional 1.0 million gallon reservoir.

A multiple year drought can severely compromise the water supply within the district and adversely impact natural resources. Most recently, after 2 years of below-average rainfall and very low snow-melt run off, Governor Schwarzenegger, in June of 2008, declared a state of emergency for drought conditions statewide. The final California Department of Water

Resources showed snowpack water content at only 67 percent of normal. With the unknowns of drought and globally changing climate conditions, the City continues to promote water conservation throughout the community.

Earthquake

Placer County is traversed by a series of northwest trending-faults that are related to the Sierra Nevada uplift. According to the Safety Element of the General Plan, the City of Colfax is located in a seismically active region, and while the City has no recent experience with earthquake effects, it is reasonable to assume the potential exists for moderate ground shaking to occur one or more times over the next century, especially if an epicenter is located nearby, such as was the case in 1975 in Oroville, which is approximately 40 miles north of Colfax.

The Colfax General Plan Safety Element notes that the State's listing of active faults does not include any showing surface rupture in the City of Colfax, but relatively little fault mapping has been completed in the region. A study for the nearby City of Auburn notes that "potentially active" faults in the area include the Bear Mountain and the Melones Faults, which are in the vicinity of Colfax, and are located about three to four miles to the west and east of Auburn, respectively. Earthquakes on these faults would have the greatest potential for damaging buildings in Colfax, especially the unreinforced masonry structures in the older part of the city.

Additionally, Colfax may experience ground shaking from distant major to great earthquakes on faults to the west and east. For example, to the west, both the San Andreas fault (source of the 8.0 estimated Richter magnitude San Francisco earthquake that damaged Sacramento in 1906) and the closer Hayward fault have the potential for experiencing major to great events. To the east in Nevada, the several faults associated with the series of earthquakes in 1954, especially the major (7.1 Richter magnitude) December 16, 1954 Fairview Peak event (about 100 miles east of Carson City) could cause minor ground shaking in Colfax.

Flood

Flooding generally is not a significant hazard to the City of Colfax, but limited localized stormwater flooding has occurred occasionally during heavy rainfalls.

100-year Flood

Values at Risk

Following the methodology described in Section 4.3.2 Vulnerability of Placer County to Specific Hazards and in Table 4.38, a flood map for the City of Colfax was created (see Figure B.4). Table B.9 summarizes the values at risk in the City's floodplain. As this analysis shows, the City of Colfax does not currently have any structures within the defined 100- or 500-year floodplain.

Figure B.4. City of Colfax's 100- and 500-Year Floodplains

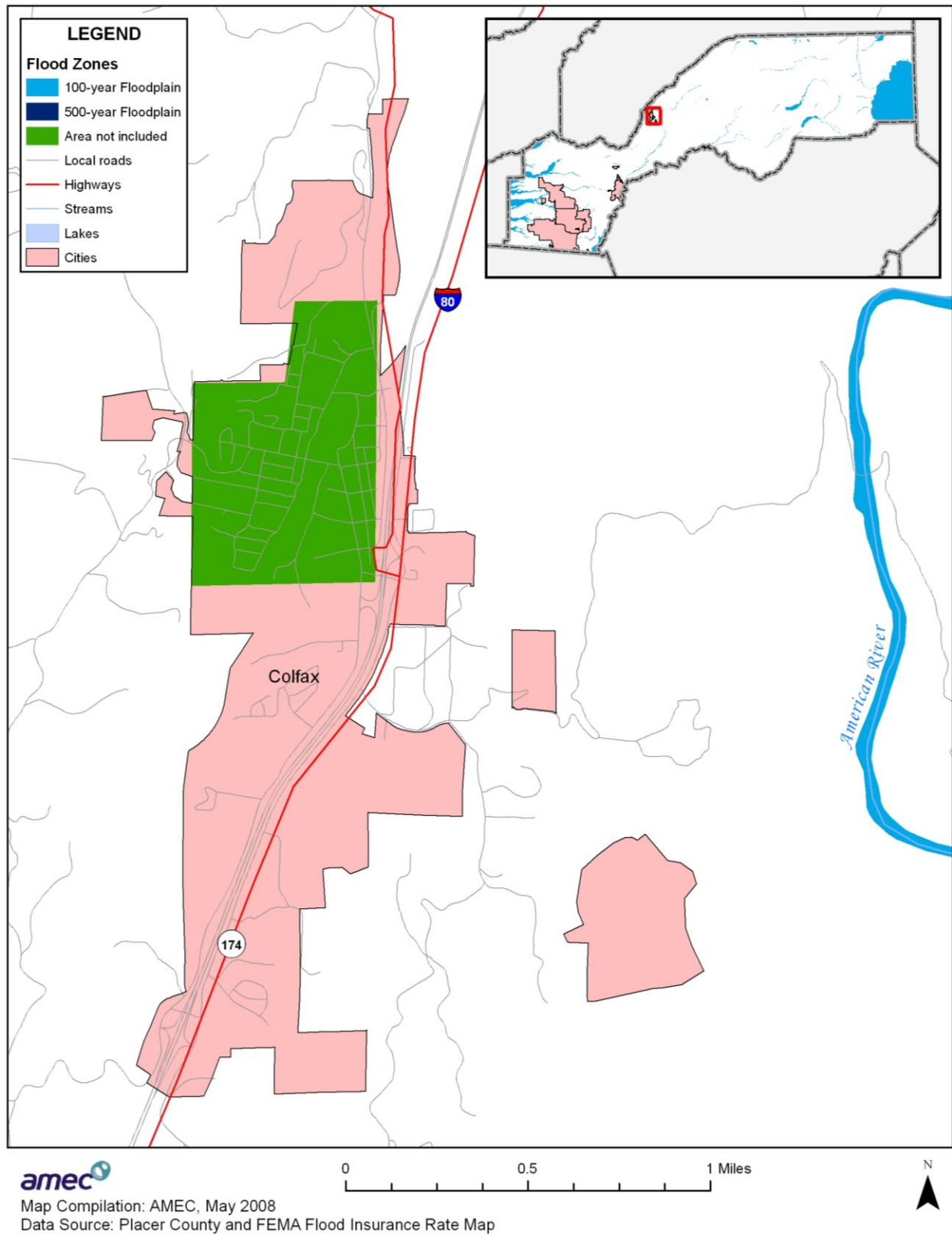


Table B.9 Count and Improved Value of Parcels in Floodplain by Type of Flood—City of Colfax

City of Colfax								
	100-year flood		500-year flood		Zone X		Area Not Included	
Property Type	# of parcels	structure value	# of parcels	structure value	# of parcels	structure value	# of parcels	structure value
<i>Agriculture</i>	-	-	-	-	-	-	-	-
<i>Commercial</i>	-	-	-	-	52	\$16,579,797	69	\$8,879,832
<i>Industrial</i>	-	-	-	-	17	\$9,423,660	12	\$1,139,065
<i>Miscellaneous</i>	-	-	-	-	65	\$0	77	\$1,572
<i>Open Space</i>	-	-	-	-	1	\$0	-	-
<i>Residential</i>	-	-	-	-	257	\$42,909,561	345	\$36,199,948
Total	-	-	-	-	392	\$68,913,018	503	\$46,220,417

Sources: 2007 Certified Roll Values, Placer County Assessor's Office; Digital Flood Insurance Rate Map Placer County, California and Incorporated Areas, 2007, FEMA

Based on this analysis, the City of Colfax has no defined risk to the 100-year and greater floods.

Population at Risk

Based on information from HAZUS-MH (Census 2000) and the digital flood insurance rate map, there are no people residing within the 100-year and 500-year floodplains

Critical Facilities at Risk

Critical facilities are those community components that are most needed to withstand the impacts of disaster as previously described. Based on a GIS analysis, there are no critical facilities in either the City's 100- or 500-year floodplains.

Insurance Coverage, Claims Paid, and Repetitive Losses

Because there is no 100- or 500-year floodplain within the City of Colfax, it does not participate in the National Flood Insurance Program (NFIP). The City also does not participate in CRS. Table B.10 identifies the existing FIRM maps within the city limits. A more detailed description and summary of the flood zones is provided in Section 4.3.2 of the base plan in Table 4.38.

Table B.10 FIRMs for NFIP Community #06061C0—City of Colfax

Map Number	Effective Date
06061C0125F	06/08/1998

Source: FEMA

NFIP Insurance data indicates that as of October 30, 2007, there are no flood insurance policies in the City and no repetitive loss buildings.

Localized Flooding/Severe Weather Areas

Flooding and other issues caused by severe weather events-primarily heavy rains and thunderstorms-can often pose a risk to the community. Primary concerns include impacts to infrastructure which provides a means of ingress and egress throughout the community. In addition to the high waters, these localized flooding areas also cause problems with pavement deterioration and debris. Problem areas include:

- West Church Street at Main Street
- West Church Street at City Hall Alley

Severe Weather: Heavy Rain/Thunderstorm/Hail/Lightning

According to historical hazard data, severe weather is an annual occurrence in the City of Colfax. Damage and disaster declarations related to severe weather have occurred and will continue to occur in the future. Heavy rain and thunderstorms are the most frequent type of severe weather occurrence in the area. Wind and lightning often accompany these storms and have caused damage in the past. Most recently, heavy rains and lightening occurred city-wide during in March and April of 2006. This two week period of heavy storms caused significant damage to property and infrastructure. In addition to localized flooding issues, the storms caused several mudslides and lightening caused many electrical poles to short.

Problems associated with the primary effects of severe weather include flooding, pavement deterioration, and debris issues. Areas located on West Church Street as described above are the areas of the City most often affected during these heavy storm events.

Wildfire

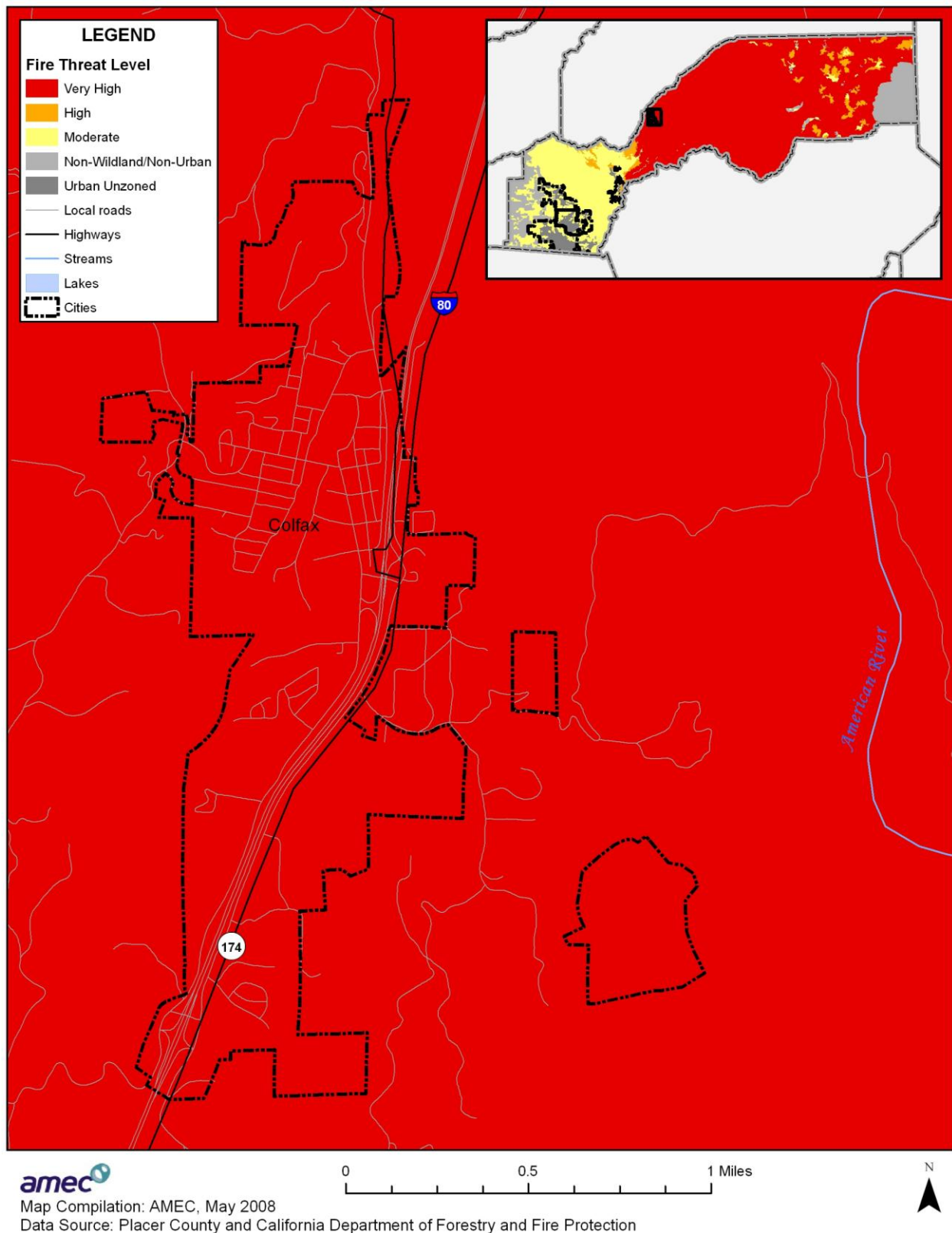
Wildfire is a constant threat to the City of Colfax. The Safety Element of Colfax's General Plan notes that Colfax and the surrounding area is designated as a "very high hazard area", and wildland and wildland urban interface fires do occur relatively frequently, with a significant interface fire (the "Narrow Gauge Fire") burning close to the edge of town in 2002. The 2001 Ponderosa Fire and the 2004 Stevens Fire also threatened the city. The Safety Element describes the following three factors that contribute to the wildfire hazard within the city and surrounding areas:

- A climatic pattern with long dry summers, clear skies with maximum solar radiation, high daytime summer temperatures, and extremely low relative humidity.
- Vegetation communities which often have adapted to this seasonal drought by becoming fire tolerant (e.g., chaparral), and have high fuel loading.
- Human settlement patterns which often are interspersed with areas of heavy vegetation/fuel accumulations along canyons, slopes, and foothill areas.

Following the methodology described in Section 4.3.2 Vulnerability of Placer County to Specific Hazards, a wildfire map for the City of Colfax was created (see Figure B.5). As illustrated in the

map that follows, the entire community of Colfax and surrounding areas are at a very high threat of wildfire.

Figure B.5. City of Colfax's Wildfire Threat



Values at Risk

Once the number of parcels and their values were determined, contents values were estimated (based on 50 percent of the assessed value) to determine total values at risk by hazard zone. Overlaying the fire hazard severity zone map with the County parcel layer, it is evident that the City of Colfax has significant assets at risk to wildfire as detailed in Tables B.12-B.13. Of the 895 parcels in the Very High Hazard Severity Zone, 204 or 23 percent are unimproved and thus do not have structures that would be damaged.

Table B.12 Values at Risk from Wildfire by Fire Hazard Severity Zone—City of Colfax

City of Colfax										
	Moderate		High		Very High		Urban Unzoned		Non-Wildland / Non-Urban	
Property Type	# of parcels	structure value	# of parcels	structure value	# of parcels	structure value	# of parcels	structure value	# of parcels	structure value
<i>Agriculture</i>	-	-	-	-	-	-	-	-	-	-
<i>Commercial</i>	-	-	-	-	121	\$25,459,629	-	-	-	-
<i>Industrial</i>	-	-	-	-	29	\$10,562,725	-	-	-	-
<i>Miscellaneous</i>	-	-	-	-	142	\$1,572	-	-	-	-
<i>Open Space</i>	-	-	-	-	1	\$0	-	-	-	-
<i>Residential</i>	-	-	-	-	602	\$79,109,509	-	-	-	-
<i>Total</i>	-	-	-	-	895	\$115,133,435	-	-	-	-

Source: Placer County GIS/Assessors/CAL FIRE

Table B.13 Total Values at Risk from Wildfire—City of Colfax

City of Colfax				
	# of parcels	structure value	estimated contents value	total value
moderate	-	-	-	-
high	-	-	-	-
very high	895	\$115,133,435	\$57,566,718	\$172,700,153
urban unzoned	-	-	-	-
non-wildland/non-urban	-	-	-	-

Source: Placer County GIS/Assessors/CAL FIRE

Populations at Risk

Wildfire risk is of greatest concern to populations residing in the moderate, high, and very high wildfire hazard zones. Following the methodology described in Section 4.3.2 Vulnerability of Placer County to Specific Hazards, Table B.14 provides an estimate of populations residing within the various wildfire hazard severity zones.

Table B.14 Populations at Risk to Wildfire: Placer County Planning Area

Wildfire Threat Level						
	moderate	high	very high	urban unzoned	non-wildland / non-urban	totals
Colfax			1,356			1,356

Source: Placer County GIS/CAL FIRE

Critical Facilities at Risk

Critical facilities are those community components that are most needed to withstand the impacts of disaster as previously described. Table B.15 lists the critical facilities in the City's High and Very High Wildfire Hazard Zones. There are no facilities located in the High Hazard Zone, but nine facilities are located in the Very High Hazard Zone. The impact to the community could be great if these critical facilities are damaged or destroyed during a wildfire.

Table B.15 Critical Facilities in the High and Very High Wildfire Hazard Zones: City of Colfax

Very High Hazard Wildfire	
CHP Stations	Colfax Substation
Halls	County of Placer
Police Stations	Colfax Substation
Public Utility	Colfax 300,000 gallon tank
Public Utility	Colfax 1million gallon tank
Public Utility	Colfax 1million gallon Water Treatment Plant
Public Utility	Colfax Ball Park 600,000 Gal. Tank
Public Utility	Colfax Water Treatment Plant
Train Stations	Colfax

Source: Placer County GIS

Other Hazards

Although ranked of lower planning significance relative to other hazards, the following information about geological hazards, specifically, landslides, erosion, and liquefaction should be noted:

Geologic Hazards: Landslides, Erosion, Liquefaction

The Safety Element also identifies other local geologic hazards, which may or may not be associated with earthquake shaking. These include a moderate to very high erosion hazard; the potential for soil liquefaction in or near stream beds or nearby slopes that are highly saturated with water; and landslides due to a variety of slope, vegetation, and development conditions. However, no injuries to people or property damage from landslides have been identified within the City of Colfax.

B.4 Capability Assessment

Capabilities are the programs and policies currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. This capabilities assessment is divided into five sections: regulatory mitigation capabilities, administrative and technical mitigation capabilities, fiscal mitigation capabilities, mitigation outreach and partnerships, and other mitigation efforts.

B.4.1 Regulatory Mitigation Capabilities

Table B.16 lists regulatory mitigation capabilities, including planning and land management tools, typically used by local jurisdictions to implement hazard mitigation activities and indicates those that are in place in the City of Auburn.

Table B.16 City of Colfax's Regulatory Mitigation Capabilities

Regulatory Tool (ordinances, codes, plans)	Y/N	Comments
General plan	Y	
Zoning ordinance	Y	
Subdivision ordinance	Y	
Growth management ordinance	N	
Floodplain ordinance	N	
Other special purpose ordinance (stormwater, steep slope, wildfire)	N	
Building code	Y	All new buildings are built to the California Uniform Building Code and new high fire area effective July 1, 2008.
BCEGS Rating		
Fire department ISO rating	Y	Rating: 5
Erosion or sediment control program	Y	Terrance Lowell & Associates (TLA)
Stormwater management program	Y	Terrance Lowell & Associates (TLA)
Site plan review requirements	Y	Zoning Ordinance
Capital improvements plan	N	
Economic development plan	Y	
Local emergency operations plan		
Other special plans		
Flood insurance study or other engineering study for streams	N	
Elevation certificates		
Other		

Source: City of Colfax

The City of Colfax General Plan Program, 2009-2030

The City of Colfax General Plan Program serves as the blueprint for future growth and development and provides comprehensive planning for the future. It encompasses what the City is now, and what it intends to be, and provides the overall framework of how to achieve this future condition (see the discussion in Section 4.3.1 Growth and Development Trends).

The current 2004 General Plan is considered outdated and is in the process of being updated to serve the 2009-30 period. It is anticipated that this process will be completed by April 2010. The most substantive changes in this document will be the Land Use, Circulation and Natural Resources Elements. Minor changes will be made to bring the document into internal consistency to the Safety, Community Design, and Economic Development Elements. No changes are anticipated to the Noise Element.

The current Safety Element, for the most part, provides accurate and current information and focuses on safety issues to be considered in planning for the present and future development of the Colfax Planning Area. Identified hazards include fire, geologic/seismic, erosion, flooding, and hazardous materials. Mitigation-related goals, policies, and actions are presented below.

Goal 7.9.1:	To protect the community of Colfax from injury, loss of life, and property damage resulting from natural catastrophes and any hazardous conditions.
Policy 7.9.1.1:	Require a review of all potential hazards in areas to be developed.
7.9.1.A	Action: <ul style="list-style-type: none">• Make information relating to potential hazards on site specific areas in the City available to all City agencies and related City leadership and planners.

Goal 7.9.2:	To effectively minimize risks associated with seismic hazards by regulating the design and siting of new development in the City of Colfax.
Policy 7.9.2.1:	Avoid placement of critical structures, public facilities, and high-occupancy structures in areas prone to ground failure during an earthquake.
Policy 7.9.2.2	Establish acceptable seismic safety standards so that all new buildings shall be constructed to resist the stresses and ground shaking produced during earthquakes.
Policy 7.9.2.3	Require a review of all potential geological hazards, including seismic hazards, for all developments in identified hazardous areas.
7.9.2.A	Action: Record information on potential geologic and seismic hazards with parcel or subdivision maps.
7.9.2.B	Action: Review Building Code requirements to determine the adequacy of standards necessary to protect against all seismic hazards and to assure that the Code is current with the latest technological advances.
7.9.2.C	Action: Develop programs in cooperation with other public agencies to increase public awareness of seismic hazards and to assure that the Code is current with the latest technological advances.

Geological Hazards

Goal 7.9.3	New development proposed within areas of potential geological hazards shall not be endangered by, nor contribute to, the hazardous conditions on the site or an adjoining properties.
Policy 7.9.3.1:	Adequate mitigation shall be required on sites with landslide potential, or erodible soils to protect against injury and property damage and to assure a level of development which will not accelerate runoff or degrade water quality.
Policy 7.9.3.2	Replanting of vegetation following development shall be required on all slopes prone to erosion and/or instability. Drought resistant plant types shall be used for landscaping on post development slopes where excess water might induce land slippage or soil erosion.
Policy 7.9.3.3	Encourage clustering of development away from areas considered geologically unstable.
7.9.3.A	Actions: Adopt and enforce a comprehensive Grading and Erosion Control Ordinance, requiring control of existing erosion problems, as well as the installation of erosion, sediment, and runoff control measures in new developments.
7.9.3.B	Actions: Adopt regulations relative to zoning and subdivision ordinances which regulate land alterations, road construction or structural development on slopes of 15 percent or greater.

Wastewater Treatment

Goal 7.9.4	To insure the adequate wastewater collection, treatment and safe disposal.
Policy 7.9.41	The City shall limit development if the limits of the Wastewater Treatment Plan (WWTP) are reached.
Policy 7.9.4.2	The City shall promote efficient water use and reduced wastewater system demand by: A. Require water-conserving design and equipment in new construction; B. Encouraging retrofitting with water-conserving devices; C. Design waste water systems to minimize inflow and infiltration to the extent economically feasible.
Policy 7.9.4.3	The City shall encourage pre-treatment of commercial and industrial wastes prior to their entering community collection and treatment systems.
7.9.4.4	The city shall permit on-site sewage treatment and disposal on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazards.
7.9.4.A	Actions: The City shall proceed with the design, financing and construction of capital improvements of the current wastewater treatment system to meet future growth and development demands.
7.9.4.B	Actions: City staff shall monitor and report quarterly to the City Council on the current inflow levels of the WWTP.
7.9.4.C	Actions: The city shall continue to evaluate and collect development fees to cover the maintenance and improvements required in the wastewater system.

Fire Hazard Safety

Goal 7.9.5	To protect the public from wildland and urban fire hazards and reduce the risks of wildfires and structural conflagrations by mitigating or minimizing use and development in high fire hazard areas, and by maximizing fire prevention measures and citizen awareness of fire hazards.
Policy 7.9.5.1	All new development shall be constructed, at a minimum, to the fire safety standards contained in the Uniform Fire and Building Codes.
Policy 7.9.5.2	Require all new developments, including single family dwellings on existing parcels of record, to provide adequate access for fire protection.
Policy 7.9.5.3	Amend City Ordinances to include specific road standards developed in conjunction with Colfax Fire Department.
7.9.5.A	Action: Enforce the existing City Ordinance regarding weed abatement on lots and larger properties within city-limits.
7.9.5.B	Action: Adopt an ordinance for the provision of fire-resistant materials and landscaping, and the use of early warning systems such as sprinklers with alarms for all new developments.
7.9.5.C	Action: To the maximum extent feasible conduct-periodic inspections of vacant properties to ensure that dry weeds and other combustible fuels are not permitted to accumulate.

City of Colfax Emergency Operations Plan

The City of Colfax Emergency Operations Plan (EOP) Plan addresses the planned response for the City to emergencies associated with disasters, technological incidents, or other dangerous conditions created by either man or nature. It provides an overview of operational concepts, identifies components of the City emergency management organization, and describes the overall responsibilities of local, state, and federal entities.

B.4.2 Administrative/Technical Mitigation Capabilities

Table B.17 identifies the personnel responsible for activities related to mitigation and loss prevention in Colfax.

Table B.17 City of Colfax's Administrative and Technical Mitigation Capabilities

Personnel Resources	Yes/No	Department/Position	Comments
Planner/Engineer with knowledge of land development/land management practices	Yes	Planning Director	
Engineer/Professional trained in construction practices related to buildings and/or infrastructure	Yes	City Engineer	
Planner/Engineer with an understanding of natural hazards	Yes	City Engineer	
Personnel skilled in GIS	Yes	City Engineer	
Personnel skilled in Building and Safety Codes	Yes	Building Official	
Floodplain Manager	No	Responsibility falls to Placer Co. Flood Control District	May not be applicable due to low flood hazard potential
Emergency Manager	Yes	City Manager, Fire, PCSO	
Grant writer	Yes	City Manager/Planning Director	
Other personnel	Yes	Fire Marshal and Police Chief	
GIS Data – Hazard areas	Yes	City Engineer	
GIS Data - Critical facilities	No		
GIS Data – Building footprints	Yes	2001 Aerial Topo Photo	
GIS Data – Land use	No	Contract	
GIS Data – Links to Assessor's data	Yes	Through County	
Warning Systems/Services (Reverse 9-11, cable override, outdoor warning signals)			
Other			

Source: City of Colfax

B.4.3 Fiscal Mitigation Capabilities

Table B.18 identifies financial tools or resources that the City could potentially use to help fund mitigation activities.

Table B.18 City of Colfax's Fiscal Mitigation Capabilities

Financial Resources	Accessible/Eligible to Use (Yes/No)
Community Development Block Grants	Yes
Capital improvements project funding	Yes
Authority to levy taxes for specific purposes	Yes

Financial Resources	Accessible/Eligible to Use (Yes/No)
Fees for water, sewer, gas, or electric services	Yes
Impact fees for new development	Yes
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	Yes
Incur debt through private activities	Yes
Withhold spending in hazard prone areas	No

Source: City of Colfax

B.4.4 Mitigation Outreach and Partnerships

The City contracts with the Placer County Police Department to provide police services. The 24 hour per day service includes patrol, detectives, evidence, juvenile services, dispatch center, traffic enforcement and traffic accident investigation. Other specialized units that are available upon need include: S.W.A.T, Dive/Rescue Team, Explosive Ordinance Detail, K-9/Narcotic Detection, Air Operations, Bike Patrol, Mounted Patrol, Reserve Details, D.U.I., and Targeted Enforcement and Search and Rescue Operations.

The City contracts with the California Department of Forester to provide fire safety services. The 24 hour per day service includes a paid part-time Fire Chief, fire marshal services, dispatch and staffing. The Department maintains active volunteer program with 17 members. The City maintains two volunteer staffed fire stations.

The City also utilizes the new county-wide Wide Area Rapid Notification (WARN) system. WARN is a regional system that can be used by all Placer County law agencies as well as fire departments, the Office of Education and the Office of Emergency Services. WARN utilizes a list of telephone numbers and addresses from the phone company. Officials can pinpoint a geographic area, then type in a message that a computer automated voice will read to residents. The system is used for a variety of purposes including missing persons, fire evacuations, snow days and more.

B.4.5 Other Mitigation Efforts

The City of Colfax has many other ongoing mitigation efforts that include the following:

- In 2004, the City updated its Hillside Development Ordinance to address wildfire issues, particularly vegetation management and restrictions when building on slopes.
- The City has increased enforcement of its weed abatement ordinance since 2002.
- The Colfax Lions Club is ensuring that all homes within the city have adequate address signs.
- The Wastewater Treatment Plant has been upgraded, which will lessen the potential of a contamination event. Ongoing improvements to the Colfax Water Treatment Plant will improve water quality and serve an additional 231 more housing units..

B.5 Mitigation Strategy

B.5.1 Mitigation Goals and Objectives

The City of Colfax adopts the hazard mitigation goals and objectives developed by the HMPC and described in Chapter 5 Mitigation Strategy.

B.5.2 Mitigation Actions

The planning team for the City of Colfax identified and prioritized the following mitigation actions based on the risk assessment. Background information and information on how each action will be implemented and administered, such as ideas for implementation, responsible office, potential funding, estimated cost, and timeline are also included.

1. Identify Un-Reinforced Masonry Buildings in the City.

Issue/Background: The City of Colfax was incorporated in year 1910 and there are many old buildings with no record of the construction type or building method used in construction,

Other Alternatives:

Existing Planning Mechanism(s) through which Action will be implemented: None at this time.

Responsible Office: Community development

Priority (High, Medium, Low): Medium

Cost Estimate: \$5,000-\$10,000

Benefits (Losses Avoided): Reducing the potential for loss of life and injury by reducing response time for emergency personnel by identifying the buildings with the highest risk of collapse due to earthquake.

Potential Funding: Staff time

Schedule: Within 3 years

2. Obtain Funding for a Residential Fuel Reduction Program

Issue/Background: City of Colfax is located in a very high fire hazard severity zone. Native occurring fuels such as brush and timber have been allowed to accumulate to unnatural levels. This places the City at risk to a destructive Wildland Urban Interface Fire (WUI).

Other Alternatives:

Existing Planning Mechanism(s) through which Action Will Be Implemented: Modifying. City ordinances for specific language addressing fuel modification and fuel reduction.

Responsible Office: City of Colfax Fire Department and Code Enforcement Officer

Priority (High, Medium, Low): Medium

Cost Estimate: \$250,000

Benefits (Losses Avoided): Fuels reduced and modified will substantially reduce the threat of a catastrophic wildfire, protecting City assets and lives.

Potential Funding: HMGP, PDM grants

Schedule: Within 3 years

3. *Evaluate the Need And Feasibility of Improving Fire Prevention for the Historic Business District*

Issue/Background: Much of the historic downtown of Colfax was built over a century ago. While most of the individual buildings do not qualify for classification as historic, due to past remodeling, the aggregate of the Historic District is essential to the character and even the survival of the City. These buildings do not have interior sprinklers or even smoke alarms or emergency lighting. Some buildings share attic space, which could easily spread a fire from one building to another, as happened in historic Nevada City, CA a couple of years ago. This project will evaluate the historic downtown business buildings to see what fire prevention measures are advisable, what are feasible to accomplish, and identify sources of funding assistance.

Other Alternatives: No action.

Existing Planning Mechanism(s) through which Action Will Be Implemented:

Responsible Office: City Manager, with the partnership of the Colfax Area Chamber of Commerce

Priority (H, M, L): High

Cost Estimate: Needs Assessment: \$30,000-\$50,000; \$30,000-\$40,000/building to retrofit.

Benefits (Losses Avoided): While the Assessor Roll book puts a value of \$24.6 million of all 119 businesses in Colfax (which includes businesses outside of the Historic District), the buildings in the Historic Downtown are actually irreplaceable. If any of these buildings is lost to fire, the character of the Historic District would be lessened or even lost. This would negatively

impact the ability of the City to survive since the Historic District is one of its major attractions for tourists and visitors and their dollars.

Potential Funding: Staff time, Grant funding: FEMA, State Historic Preservation Office

Schedule: Within 5 years

4. *Weed abatement*

Issue/Background: Fire prevention

Other Alternatives:

Existing Planning Mechanism(s) through which project will be implemented: weed abatement ordinance

Responsible Office: Code enforcement, Colfax Fire

Priority (High, Medium, Low): High

Cost Estimate: \$10,000

Benefits (avoided Losses): Avoid losing homes and businesses due to fire because of unnecessary fire hazards

Potential funding: Grants

Schedule: early spring prior to every fire season.